

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3 FORESTMILL CHASE WERRIBEE VIC 3030

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Werribee

Period-from

01 Jun 2023

to

31 May 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

Date of sale

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 30 LANCASHIRE DRIVE WERRIBEE VIC 3030 | \$637,500 | 30-Apr-24 |
| 19 TOTTERDOWN WAY WERRIBEE VIC 3030   | \$655,000 | 17-May-24 |
|                                       |           |           |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 26 June 2024



**30 LANCASHIRE DRIVE WERRIBEE VIC 3030** Sold Price

**\$637,500** Sold Date **30-Apr-24**

 4  2  2

Distance **0.34km**



**19 TOTTERDOWN WAY WERRIBEE VIC 3030** Sold Price

**\$655,000** Sold Date **17-May-24**

 4  2  2

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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